

2999 **EXHIBIT A**

3000
3001 **EASTON PLANNING AND ZONING COMMISSION**

3002 **Resolution No. 12-_____**

3003
3004 Introduced By: _____

3005
3006 **A RESOLUTION CONCERNING SHORE HEALTH SYSTEM, INC.**
3007 **DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT**

3008
3009 FOR the purpose of confirming that the terms, provisions, conditions, and obligations of the
3010 proposed Shore Health System, Inc. ("SHS") Development Rights and Responsibilities
3011 Agreement are consistent with the Comprehensive Plan of the Town of Easton; and all matters
3012 relating thereto.

3013
3014 WHEREAS, pursuant to Title 7, Subtitle 3 of the Land Use Article of the Annotated Code of
3015 Maryland and Article XV of the Easton Zoning Ordinance, at their regular monthly meeting
3016 held on December 20, 2012, the Easton Planning and Zoning Commission reviewed the
3017 proposed Development Rights and Responsibilities Agreement between SHS, the Town of
3018 Easton and Talbot County, Maryland attached to proposed Town Resolution No. 59____, and
3019 other materials;

3020
3021 NOW, THEREFORE, BE IT RESOLVED that the Easton Planning and Zoning Commission
3022 finds that the terms, provisions, conditions, and obligations of said Development Rights and
3023 Responsibilities Agreement are consistent with the Comprehensive Plan of the Town of Easton.

3024
3025 BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to the Mayor and
3026 Town Council of Easton.

3027
3028 ADOPTED this 20th day of December, 2012.

3029
3030 ATTEST: EASTON PLANNING AND ZONING COMMISSION

3031
3032
3033 _____
3034 Stacie M. Rice, Secretary

3035 _____
3036 John Atwood, Chair

3037 **EXHIBIT B**

3038
3039 **TOWN APPROVING RESOLUTION**

3040
3041 RESOLUTION NO. 59__

3042
3043 A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE EXECUTION OF A
3044 DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT RELATED TO THE
3045 DEVELOPMENT OF A REGIONAL MEDICAL CENTER

3046
3047 INTRODUCED BY: Town Council

3048
3049 WHEREAS, the Town of Easton is authorized by Title 7, Subtitle 3 of the Land Use
3050 Article of the Annotated Code of Maryland and Article XV of the Easton Zoning Ordinance to
3051 enter into development rights and responsibilities agreements;

3052 WHEREAS, Shore Health System, Inc., as contract purchaser, petitioned the Town of
3053 Easton to enter into a Development Rights and Responsibilities Agreement (“DRRA”) related to
3054 the development of a regional medical center on land located within the municipal boundaries of
3055 the Town of Easton;

3056 WHEREAS, the Town Planning Commission reviewed the proposed DRRA and
3057 recommended its approval and execution based upon a finding that the DRRA is consistent with
3058 the Town of Easton’s 2010 Comprehensive Plan;

3059 WHEREAS, the Planning Commission’s Resolution No. ____, including its written
3060 findings, are incorporated herein by reference and hereby adopted by the Town Council;

3061 WHEREAS, following due consideration of all public comment received during the duly
3062 advertised public hearing on the proposed DRRA in accordance with the Town Zoning
3063 Ordinance and State law, the Town Council determined that the execution of DRRA is in the
3064 best interest of the Town of Easton and furthers the purpose and intent of the Article XV and all

of the Town Zoning Ordinance, and the Town Council desires to execute the DRRA proposed by the County and Shore Health System, Inc.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

Section 1. The recitals set forth above, including the written findings of the Town Planning Commission, are incorporated herein by reference and made a part of this Resolution;

Section 2. The Mayor and the Town Clerk, and any other Town official, are hereby authorized to execute and deliver the DRRA, a true and correct copy of which (save for executing and dating) are attached to this Resolution as Exhibit "A";

Section 3. The Mayor or any other Town officials may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Resolution;

Section 4. The Mayor and any other Town official, are hereby authorized to take whatever additional actions are reasonably necessary to effectuate the terms of this Resolution;

Section 5. Any prior execution and delivery of documents related to the DRRA that are consistent with the purpose of this Resolution, are hereby ratified and approved; and

Section 6. This Resolution shall become effective upon approval by the Mayor after adoption by the Town Council.

| | |
|-----------|---|
| Malone | - |
| Leshner | - |
| Wendowski | - |
| Cook | - |
| Ford | - |

I hereby certify that the above Resolution was passed by a ye and nay vote of the Council this ____ day of _____, 2013.

John F. Ford, Town Council President

3095 Delivered to the Mayor by me this _____ day of _____, 2013.
3096
3097 _____
3098 Kathy M. Ruf, Town Clerk
3099
3100 -----
3101 APPROVED:
3102 -----
3103
3104 Date: _____
3105 _____
3106 Robert C. Willey, Mayor
3107 EFFECTIVE DATE: _____, 2013.

3108 **EXHIBIT C**

3109 **TALBOT COUNTY PLANNING COMMISSION RESOLUTION**

3110 **Resolution No. 13-_____**

3111
3112
3113 Introduced By: _____

3114
3115 **A RESOLUTION CONCERNING SHORE HEALTH SYSTEM, INC.**
3116 **DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT**
3117

3118 FOR the purpose of confirming that the terms, provisions, conditions, and obligations of the
3119 proposed Shore Health System, Inc. ("SHS") Development Rights and Responsibilities
3120 Agreement are consistent with the Comprehensive Plan of Talbot County, Maryland; and all
3121 matters relating thereto.
3122

3123 WHEREAS, pursuant to Title 7, Subtitle 3 of the Land Use Article of the Annotated Code of
3124 Maryland, and Chapter 50 of the County Code, at a meeting held on January 9, 2013, the Talbot
3125 County Planning Commission reviewed the proposed Development Rights and Responsibilities
3126 Agreement between SHS, the Town of Easton and Talbot County, Maryland attached to
3127 proposed County Resolution No. 20____, and other materials;
3128

3129 NOW, THEREFORE, BE IT RESOLVED that the Talbot County Planning Commission finds
3130 that the terms, provisions, conditions, and obligations of said Development Rights and
3131 Responsibilities Agreement are consistent with the Comprehensive Plan of Talbot County,
3132 Maryland.
3133

3134 BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to the County
3135 Council of Talbot County, Maryland.
3136

3137 ADOPTED this 9th day of January, 2013.
3138

3139 ATTEST: TALBOT COUNTY PLANNING COMMISSION
3140
3141

3142 _____
3143 William C. Boicourt, Chairman
3144
3145
3146

EXHIBIT D
COUNTY APPROVING RESOLUTION

COUNTY COUNCIL
OF
TALBOT COUNTY

2012 Legislative Session, Legislative Day No.: December 18, 2012

Resolution No.: 20_

Introduced by: Mr. Bartlett, Mr. Duncan, Mr. Hollis, Mr. Pack, Ms. Price

**A RESOLUTION TO AUTHORIZE THE EXECUTION OF A DEVELOPMENT
RIGHTS AND RESPONSIBILITIES AGREEMENT RELATED TO THE
DEVELOPMENT OF A REGIONAL MEDICAL CENTER**

By the Council: December 18, 2012

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, January 22, 2013 at _:0 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order: _____
Susan W. Moran, Secretary

1 **A RESOLUTION TO AUTHORIZE THE EXECUTION OF A DEVELOPMENT**
2 **RIGHTS AND RESPONSIBILITIES AGREEMENT RELATED TO THE**
3 **DEVELOPMENT OF A REGIONAL MEDICAL CENTER**
4

5 INTRODUCED BY: Council
6

7 **WHEREAS**, Talbot County Maryland is authorized by Title 7, Subtitle 3 of the Land Use
8 Article of the Annotated Code of Maryland and Chapter 50 of the Talbot County Code to enter
9 into development rights and responsibilities agreements;
10

11 **WHEREAS**, Shore Health System, Inc., as contract purchaser, petitioned the Town of Easton
12 and the County Council, in its capacity as the public principal for Talbot County, Maryland's
13 exercise of the authority established by Title 7, Subtitle 3 of the Land Use Article of the
14 Annotated Code of Maryland, to enter into a Development Rights and Responsibilities
15 Agreement ("DRRA") related to the development of a regional medical center on land located
16 within the municipal boundaries and also located within jurisdiction of Talbot County,
17 Maryland;
18

19 **WHEREAS**, the County Planning Commission reviewed the proposed DRRA and
20 recommended its approval and execution based upon a finding that the DRRA is consistent with
21 the County's current Comprehensive Plan;
22

23 **WHEREAS**, the Planning Commission's Resolution No. ___, including its written findings, are
24 incorporated herein by reference and hereby adopted by the County Council;
25

26 **WHEREAS**, following due consideration of all public comment received during the duly
27 advertised public hearing on the proposed DRRA in accordance with Chapter 50 of the County
28 Code and State law, the County Council determined that the execution of DRRA is in the best
29 interest of the County and furthers the purpose and intent of Chapter 50 of the County Code and
30 the County Zoning Ordinance, and the County Council desires to execute the DRRA proposed
31 by the County and Shore Health System, Inc.
32

33 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Talbot County,
34 Maryland as follows:
35

36 Section 1. The recitals set forth above, including the written findings of the County
37 Planning Commission, are incorporated herein by reference and made a substantive part of this
38 Resolution;
39

40 Section 2. Upon introduction of this Resolution, a public hearing will be scheduled and
41 advertised in a newspaper of general circulation in Talbot County advising the public of the date,
42 time, place, and purpose of the public hearing, at which time this application will be open for
43 receipt and consideration of public comment.
44

45 Section 2. The President of the County Council and the County Manager, and any other
46 County official, are hereby authorized to execute and deliver the DRRA, a true and correct copy
47 of which (save for executing and dating) are attached to this Resolution as Exhibit "A";
48

49 Section 3. The President of the County Council or any other County officials may make any
50 non-substantive changes to the attached documents necessary to effectuate the purpose of this
51 Resolution;
52

53 Section 4. The President of the County Council and any other County official, are hereby
54 authorized to take whatever additional actions are reasonably necessary to effectuate the terms of
55 this Resolution;
56

57 Section 5. Any prior execution and delivery of documents related to the DRRA that are
58 consistent with the purpose of this Resolution, are hereby ratified and approved; and
59

60 **BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately upon its
61 adoption.
62

63
64 **PUBLIC HEARING**
65

66 Having been posted and Notice, Time and Place of Hearing, and Title of Resolution
67 No. _____ having been published, a public hearing was held on in the Bradley Meeting Room,
68 South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland on
69 January 22, 2013 at _____ p.m..
70

71 **BY THE COUNCIL**
72

73 Read the second time: January 22, 2013
74

75 Enacted: February 12, 2013
76

77 By Order: _____
78 Susan W Moran, Secretary
79

80 Pack _____
81 Hollis _____
82 Bartlett _____
83 Price _____
84 Duncan _____
85

86 **EXHIBIT E**

87
88 **EXISTING AND REQUIRED DEVELOPMENT APPROVALS AND PERMITS**

89
90
91 Existing Development Approvals and Permits

- 92
93 1. Establishment of Regional Healthcare District for the Property;

94
95 Required Development Approvals and Permits

- 96
97 1. State Highway Administration access and/or improvements construction permits;
98 2. Maryland Department of the Environment nontidal wetlands permit;
99 3. Maryland Department of the Environment water appropriation permit;
100 4. Site approvals for all phases of Project;
101 5. Subdivision plats for all phases of Project;
102 6. Sewer and/or water reservations or allocations;
103 7. Variances;
104 8. Special exceptions;
105 9. Street abandonments/vacations;
106 10. Stormwater management plan approvals;
107 11. Sediment and erosion control approvals;
108 12. Forest conservation approvals;
109 13. Grading permits;
110 14. Building permits; and
111 15. Occupancy certificates.

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113
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EXHIBIT F
RESERVED

EXHIBIT G

PLAT SHOWING PROPERTY

The attached plat is a reduced-scale copy of the subdivision plat prepared by Daft McCune Walker Inc. entitled "PLAT OF SUBDIVISION, LOTS 1 THROUGH 7, PARCEL A, AND REVISED TAX PARCEL 38 ", dated September 24, 2012, last revised ____, 2012 and recorded among the Plat Records of Talbot County, Maryland in Plat Cabinet MAS ____, page ____, which full-scale record plat is incorporated herein by reference.